

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2935/16

An Bord Pleanála Reference Number: PL 29S.247071

APPEAL by Mary Coyle care of GAIA Associates Limited, of 184 Sancton Wood, Building 9F, Heuston South Quarter, Kilmainham, Dublin against the decision made on the 14th day of July, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Demolition of three number existing, disused, single-storey, garages for the construction of a pair of semi-detached dwellings of two storey height, each having a third bedroom within the roof (attic level), a roof terrace and all other ancillary or associated works. The proposed development will have one number enclosed parking space to the front of each dwelling, one number visitor parking space to the side and one number detached, flat roofed, single-storey, garage to the rear of the site (accessed by a shared driveway), total four number parking spaces, all adjacent to number 17 Cranfield Place, Sandymount, Dublin.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The proposed development by virtue of its design at street frontage at ground floor level would introduce a blank frontage onto the street which would be a discordant element on the streetscape. Furthermore, the Board is not satisfied that the proposed development would not, by virtue of its height, have a negative impact on the amenities of neighbouring properties to the east. The proposed development would, therefore, seriously injure the residential and visual amenities of property in the vicinity and would, not be in accordance with the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.